



**DISCLOSURE NOTICE  
PLANNED RESIDENTIAL DEVELOPMENT**

NAME OF DEVELOPMENT	STREET ADDRESS	MUNICIPALITY
LOCATION OF SALES OFFICE		

THE DEVELOPMENT LISTED ABOVE, CONTAINING LESS THAN 10 UNITS OR INTERESTS OR CONTAINS UNITS ENTIRELY AFFORDABLE TO PERSONS OF LOW AND MODERATE INCOME AS DEFINED BY  
**(N.J.S.A. 52:27d-301 et seq.) AND (N.J.A.C. 5:14-4, 5:80-26, AND/OR 5:92-12),**  
HAS BEEN CONDITIONALLY EXEMPTED FROM REGISTRATION UNDER THE PLANNED REAL ESTATE DEVELOPMENT FULL DISCLOSURE ACT (5:26-2.2(a) 10) BY THE

NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS  
DIVISION OF CODES AND STANDARDS  
PLANNED REAL ESTATE DEVELOPMENT SECITON (PRED)

THIS EXEMPTION IS CONDITIONED UPON THE SPONSOR'S OBLIGATION TO PROVIDE YOU WITH THE INFORMATION ON THIS DISCLOSURE NOTICE IN ORDER FOR YOU TO MAKE AN INFORMED DECISION REGARDING YOUR INVESTMENT. YOU SHOULD BE AWARE THAT LARGE INVESTMENTS SUCH AS THIS MAY CONTAIN INTRICATE INFORMATION THAT MAY REQUIRE THE ADVICE OF A QUALIFIED ATTORNEY OR TAX CONSULTANT. ***PLEASE NOTE THAT THE DEPARTMENT OF COMMUNITY AFFAIRS HAS NEITHER APPROVED NOR DISAPPROVED OF THE MERITS OF THIS OFFERING.*** BE SURE TO READ ALL DOCUMENTS CAREFULLY BEFORE SIGNING THEM.

1. NAME OF DEVELOPER: \_\_\_\_\_

2. ADDRESS OF THE DEVELOPER  
STREET: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

TELEPHONE: \_\_\_\_\_ BUILDER REGISTRATION NUMBER \_\_\_\_\_

3. NAME OF DEVELOPER'S AGENT: \_\_\_\_\_

4. DESCRIPTION OF THE OFFERING: ☐ New Construction ☐ Vacant Conversion ☐ Occupied Conversion

TOTAL # OF UNITS PROPOSED: ENTIRE DEVELOPMENT: \_\_\_\_\_ COMPLETION DATE: \_\_\_\_\_

TOTAL # OF UNITS PRESENTLY BEING OFFERED: \_\_\_\_\_ PHASE COMPLETION: \_\_\_\_\_

TYPES OF UNITS OFFERED

DETACHED _____	APARTMENT CONVERSION _____
TOWNHOME _____	CONVERSION FROM NON-RESIDENTIAL _____
NON-RESIDENTIAL _____	DUPLEX OR TWIN _____

5. FLOOD HAZARD ZONE ON OR ADJACENT TO THE SITE: YES \_\_\_\_\_ NO \_\_\_\_\_

**PLANNED REAL ESTATE DEVELOPMENT (PRED)  
P. O. BOX 805  
TRENTON, NEW JERSEY 08625-0805  
(609) 984-7574**

**UNDER THE TERMS OF THIS EXEMPTION THE SPONSOR OF THIS DEVELOPMENT IS OBLIGATED TO PROVIDE YOU WITH THE FOLLOWING INFORMATION, WHICH MUST BE MADE READILY AVAILABLE FOR YOUR INSPECTION IN THE DEVELOPMENT SALES OFFICE.**

1. THE MASTER DEED, BY-LAWS OF THE ASSOCIATION, AND RULES AND REGULATIONS, IF ANY, GOVERNING THE OPERATION OF THE DEVELOPMENT
2. THE PROPOSED MANAGEMENT PLAN FOR THE OPERATION OF THE COMMON FACILITIES OF THE DEVELOPMENT, INCLUDING:
  - A. WHO WILL CONTROL THE ASSOCIATION
  - B. ANY CURRENT MANAGEMENT CONTRACT
  - C. ANY PROPOSED MAINTENANCE AGREEMENT
3. A STATEMENT OF THE RELATIONSHIP OF THE DEVELOPER TO THE SERVICE PROVIDER, IF ANY.
4. THE PROPOSED BUDGET FOR THE OPERATION AND MAINTENANCE OF THE COMMON FACILITIES WITH THE PROPOSED ANNUAL ASSESSMENT, INCLUDING THE ANNUAL AMOUNT SET ASIDE FOR RESERVES FOR REPLACEMENT OF THE COMMON FACILITIES.
5. THE FINAL PLAT PLAN, IF APPLICABLE, APPROVED BY THE LOCAL PLANNING BOARD SHOWING APPROPRIATE SIGNATURES OF APPROVAL. THIS PLAN SHOWS AMENITIES FACILITIES AND IMPROVEMENTS
6. ARE COMMON FACILITIES OPEN ONLY TO THE HOMEOWNERS AND THEIR INVITED GUESTS?  
YES ☐ NO ☐

**THE OWNER OR DEVELOPER OF THIS PROPERTY IS  
OBLIGATED TO OBTAIN AN EXEMPTION FOR THIS PROPERTY  
FROM PRED PRIOR TO ANY SALE OF UNITS OR INTERESTS**

